



SOUTH PETHERTON PARISH COUNCIL

Clerk to the Parish **Bruce Poole** BA (Hons); Fellow ILCM, MMC

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Office Hours 10.00 am – 1.00 pm Monday to Friday

Public Session

The Chairman welcomed everyone to the meeting and invited the following people to address the meeting:-

Mrs Jinny Uppington spoke on the project entitled “Village Agents” being promoted by the Community Council of Somerset. She described the project whereby village agents are made aware of difficult to reach individuals who are referred to them by various agencies and thereafter endeavour to provide a support system.

Miss Goldie Spoke in favour of the CLT concept and agreed that there was a need within the community for affordable housing in order to prevent young people having to leave the village

Mrs McNulty She referred to correspondence sent to the CLT Committee in which she expressed hers and other near neighbours’ concerns regarding the possible site location for an affordable housing development at Bridge Lane. It was recognised that the site was approved by the narrowest margins at the recently held CLT Meeting as being the preferred site.

Similarly other questions were put by Messrs Scutt and Freeman.

Mr K Duffield He proceeded to read a prepared statement in which he indicated that this proposed CLT development will affect most and like most of us I would prefer it not to be in my backyard however I am not in a position to object to and development that would be hypocritical. Having said that I do have the right to challenge the proposed tenure and reasoning for this development.

The Chairman indicated that as yet nothing was “set in stone” and any final proposals would by necessity need to come to the Parish Council for final approval.

Mr Peter Kidner He noted the Parish Council’s intention with regard to Doctor’s Lane.

District Councillors indicated that they did not have anything of any serious consequence to report upon.

The speakers were thanked for their contributions.

The Minutes

Minutes of a Parish Council Meeting of South Petherton Parish Council held at The William Blake Memorial Hall Market Square St James Street South Petherton on Monday 3rd October 2016 when the following business was conducted.

PRESENT Councillors Mr P Robathan (Chairman) together with Councillors M/s S Beaufoy N Grenville and Miss A Martin Mrs A Soulsby Messrs A Dance (Vice Chairman) G Gatehouse C Hockey M Lovett C Raikes C Salway N Wakely D Williams together with the Parish Clerk Mr B Poole

Some 42 members of the public were also

31.1 To receive any apologies for non-attendance

Mrs A Allen

31.2 To receive any declarations of interest

None

31.3 To receive and approve the Minutes of the Meeting of South Petherton Parish Council held on Monday 5th September 2016.

Resolved that the Minutes of the Meeting of South Petherton Parish Council held on Monday 5th September 2016 as previously circulated were taken as read approved as being correct and duly signed as such by the Chairman.

31.4 Past Subject Matters for the purpose of report only

- | | | |
|------|--|----------|
| (1) | Matters raised by members of the public | 30 |
| | (i) Mr M Parr | |
| | (ii) Mrs A Naish | |
| | (iii) Mr T Burch - Scout Lease & Oak Tree | |
| | The proposed Scout Lease is with the Council's Solicitor and Scout Headquarters. | |
| | The requested survey on the Oak Tree has been concluded as had the required remedial works | |
| (2) | Annual Accounts | 30.4.2 |
| | The External Auditor's Annual Audit return has been received in last couple of days which will be reported upon at the next F&GP Committee Meeting | |
| (3) | New Playground Equipment | 30.4.3 |
| | Work in progress by SSDC | |
| (4) | Dropped Pavements | 30.4.5 |
| (5) | Co-op Development | 30.4.6 |
| | See Agenda | |
| (6) | Defibrillators | 30.4.7 |
| | 2 no units have been delivered | |
| (7) | Cemetery Chapels | 30.4.10 |
| | Work in progress by the Open Spaces Committee | |
| (8) | Attendance by Councillors | 30.5.5 |
| | The Parish Clerk will report more fully on this matter in the meeting | |
| (9) | Public Contracts Regulations | 30.6.1 |
| | Amendment undertaken | |
| (10) | Auto Enrolment Quotations | 30.6.2 |
| | Work in progress | |
| (11) | Topographical Survey | 30.6.6 |
| | This survey has been undertaken and submitted to Swan Paul Partnership | |
| (12) | Blake Hall – Toilets | 30.9.4.j |
| | Please refer to the agenda | |
| (13) | Sprinc – Donation | 30.9.4.k |

31.5 Chairman's Announcements

None

31.6 Resolutions

(1) To resolve to note the questions raised by Mr K Duffield in respect to the document entitled Terms of Reference for Planning in South Petherton namely :

- (i) Will this apply to ALL developers i.e. Private developers Social housing providers self build builders and ALL land owners?
- (ii) Who paid for the recent local housing needs survey that was recently carried out?
- (iii) Does the Parish Council know that there have been 93 affordable homes built in South Petherton in the last 8 years?
- (iv) Does the Terms of Reference for Planning in South Petherton also apply to village in the ward of South Petherton?
- (v) Does this also apply to the areas where the Public when consulted in the walk in at the Blake Hall organised by the Neighbourhood Plan Committee thought development should be resisted and that the areas should remain protected/undeveloped?
- (vi) Will the chair please explain the meaning of AFFORDABLE housing and define 'Local' needs.

Will any of the AFFORDABLE Houses be built for 'Local' people who are unable to get affordable accommodation within the village and will they be Social Rented owned by Social Housing Providers like Yarlinton homes Knightstone, Raglan or CLT or the like or

Shared Ownership in whatever percentage owned by the occupier and a Social Housing Providers where the part owner still pays rent and is responsible for all maintenance, insurance services. And if the part owners want to sell their part- owned home will they have to get agreement from the Housing Provider on who can buy their share of the house? or

Where a developer offers open market houses at a reduced price to 'Local' people?

- (vii) What relationship will the Housing Provider (Social Housing Provider, CLT etc etc) have with the Parish Council and what will the Parish gain from having that relationship?
- (viii) Did the Parish Council agree the legal format that the CLT should take? and what is it?

The Chairman indicated that in most cases the questions that had been raised were answered in the FAQ leaflet that had been issued previously

(2) To resolve to execute a deed granting an easement between South Petherton Parish Council and Messrs W J & S J Powers and J M Pitts & B J Pitts to lay a water pipe across parish council land.

Resolved to execute a deed granting an easement between South Petherton Parish Council and Messrs W J & S J Powers and J M Pitts & B J Pitts

One member stated that they were unhappy to agree to the signing of such a document. The Parish Clerk pointed out that as the Proper Officer he would not recommend any action if he was not entirely satisfied with what was being signed.

- (3) **To resolve to accept the Head of Terms for the Land Swap between Harry Edwin House - South Petherton Parish Council and the Co-operative Supermarket**

On being asked the Chairman confirmed that there would not be a loss of any car parking spaces. A number of Councillors asked why wasn't the Parish Council asking the Co-op to pay for the Council's legal costs. It was agreed that such an approach would be made and the Parish Clerk to be advised accordingly.

Resolved to accept the Head of Terms for the Land Swap between Harry Edwin House - South Petherton Parish Council and the Co-operative Supermarket

- (4) **To resolve to note the receipt of a cheque in the sum of £500.00 from South Petherton Relief In Need Charity as a contribution to the village defibrillators**

Resolved to note the receipt of the donated cheque and the fact that a letter of acknowledgement had been sent to the Trustees

- (5) **To resolve to ratify the decision that a village market is not held in October 2016**

Resolved to ratify the decision already expressed to the Antiques Centre that a village market is not held in October

- (6) **To resolve to ask the Open Spaces Committee to re-visit the subject matter of re-surfacing Whitfield Lane**

Resolved to note that the Open Spaces Committee had previously that evening discussed the subject matter.

Members had had a general discussion where upon it was agreed that a supply of scalplings would be secured in order to fill in the various pot holes in the area from the last house up to the allotments' entrance.

- (7) **To resolve to mandate the Open Spaces Committee to prepare a schedule of works for the SSDC Village Ranger Scheme**

Resolved to mandate the Open Spaces Committee to prepare a schedule of works for the SSDC Village Ranger Scheme

It was noted that the matter had been discussed by the Open Spaces Committee earlier that evening and that Cllr A Dance had agreed to lead on the project by arranging a meeting with SSDC's village ranger scheme.

- (8) **To resolve to recommend to Somerset County Council that the road between Vaux Bridge and Hele Lane is re-designated so that it is consistent with the 40 mph limit**

Resolved that such a recommendation be made to Somerset County Council

- (9) **To resolve to consider the report presented by SSDC with respect to Housing and Employment Land Availability**

Resolved to consider the report presented by SSDC with respect to Housing and Employment Land Availability

- (10) **To resolve to receive a report from the CLT Working Group on their recent meeting when recommendations were discussed with regard to proposed Affordable Housing Development Sites**

Resolved to receive a future report from the CLT Working Group in respect to their recommendations as to proposed Affordable Housing Development Sites

(11) To resolve to receive an update on the Enhanced Patient Care Model being delivered by Yeovil Hospital's Project and to resolve the following

- (i) To resolve to support the initiative **in principle**
- (ii) To resolve that the Business Committee establish a sub-committee to engage and drive this endeavour
- (iii) To resolve to work towards a "spend to save" bid to the County Council to fund South Petherton Community Services Co-ordinator post
- (iv) **Resolved** to support the initiative in principle and to direct the Business Committee to establish a sub-committee to engage and drive the endeavour and work towards a "spend to save" bid to the County Council to fund South Petherton Community Services Co-ordinator post

(12) To resolve to form a village working party in order that it might proceed with detailed discussions with SCC in respect to

- (i) 20 mph speed limit zone
- (ii) Parking (*obtaining precise details of the parking and lining schedule*)
- (iii) Dropped Kerbs (*agreeing a priority list within the current budget restrictions*)

Resolved that such a working party be formed to undertake the stated projects

(13) To resolve that the previously reported remedial works required at Doctor's Lane are carried out immediately and that delegated powers be given to the Clerk to work within the suggested price totalling £600.00.

Resolved that the previously reported remedial works required at Doctor's Lane be carried out immediately

(14) To resolve to obtain quotations that will affect a permanent solution to the continuing ingress of water at Doctor's Lane

Resolved to obtain the necessary quotations

(15) To resolve that the Parish Council explores further options to site Public Toilets

Resolved that the Parish Council explores further options for the provision of toilet within the village

31.7

Finance & General Purposes Report

(1)	To note the following items of expenditure for the month	£	£	
(134)	Antiques & Lifestyles	Village Market - September	350.00	
(135)	Viridor	Hire of Euro Bin	40.02	8.00
(136)	Viridor	Ad Hoc Charges	10.00	2.00
(137)	Microshade	Monthly Hosting Fee	49.25	9.85
(138)	John S Wratten	Blake Hall Fees	544.00	108.80
(139)	Intouchcrm	Website Hosting – August	102.50	20.50
(140)	Intouchcrm	Website Hosting – September	102.50	20.50
(141)	Hamdon Property Man	Pest Control Services	85.00	
(142)	Reach	Youth Work Delivery – Sep	1821.00	364.20
(143)	Mr B Poole	Salary & Expenses – Sep	2763.21	
(144)	Mr A Dance	Clearing – The Landing	30.00	
(145)	Mr P Robathan	Subsistence – NP	36.54	
(146)	Staples	Stationery	86.08	17.22
(147)	South West Land	Topographical Survey	695.00	139.00
(148)	BT	Broadband Services	52.79	10.50
(149)	Advance Arboriculture	Oak Tree Works – Scout HQ	390.00	78.00
(150)	Timberplay	Inspection Visit	187.50	37.50
(151)	Stuart Todd Associates	Neighbourhood Plan Fees	5,700.00	1,140.00
(152)	Whiteacre Planning Ltd	Planning Research	713.00	

(152)	Mr K Harris	Litter Picking & Inspections	325.50
		Notice Boards	60.00
		Cemetery Bins	80.00
		Market Stalls	400.00
		Maintenance	120.00
(153)	Youth Parish Council	Social Evening	32.00

Resolved that the invoices as presented paid

31.8 Planning Committee Report

- (1) To receive the minutes of the Planning Committee held on Monday 5th September 2016 and to note the decisions thereto :-

Noted

31.9 Open Spaces Committee Report

Noted

- (1) To receive the minutes of the Open Spaces Committee held on Monday 1st August 2016 and to note the decisions thereto :-

Noted

- (2) To receive the following reports

(a)	Allotments	NW
(b)	Cemetery	SB
(c)	Footpaths & Bridle Ways	PK
(d)	Roads & Transport	CR
(e)	Recreation Ground - SPRUG	DW
(f)	Play Area	CS
(g)	TA13	GG
(h)	Website	AS
(i)	SPIB	ML/CS
(j)	Blake Hall	AS/CH
(k)	SPRINC	SB
(l)	CLT	BC
(m)	Youth Council	AS
(n)	Youth Management	AD
(o)	LIC	GG
(p)	Mere Lynches Charity	CH

31.10 Business Committee Report

- (1) To receive the minutes of the Business Committee Meeting held on Wednesday 21st September 2016 and to note the decisions thereto:

It was noted that whilst they had been drafted they had not as yet been circulated

31.11 Reports

- (1) SALC
- (2) Councillors
- (3) Chairman
- (4) The Clerk BP
- (i) Mentioned that he would be attending the SLCC Conference from the 12/10 until the 16/10
- (ii) That he would be taking leave from the 7th November to the 17th November

(iii) Members should give due consideration to a consultation paper from DCLG entitled the 2017/18 Finance Settlement Paper and that the Parish Council should respond accordingly

(5) The Village Defibrillator Working Group CH

An update was provided to the meeting as to the agreed location of the two pieces of equipment. The first would be fixed to the Blake Hall and provisional arrangements with an electrician had already been agreed. As to the second location Over Stratton Hall formal permission was currently being pursued.

(6) Village Artisan & Craft Market PR

See 31.6.5

(7) Parking Charges in the Village CR

See 31.6.12

31.12 Correspondence

(1)	Mr C Jeffrey	Speed Of traffic in the village	PR/AD
(2)	Humphries Kirk	Drainage Easement – Messrs Pitts & Powers	BP
(3)	Richard Green	Memorial Application – Cemetery	BP
(4)	Mrs J Lear	Road access to Lightgate Road – Gas Main	PR
(5)	SP Twinning Association	Grant Application	F&GP
(6)	Wessex Water	The Grid Community Awards	C
(7)	The Pensions Regulator		BP
(8)	Sasha Francisco	Avon & Somerset Police	C
(9)	Cllr P Robathan	The Village Market – Report	C
(10)	Richard Green	Cemetery – Memorial	BP
(11)	Irish & Denman	Funeral arrangements	BP

Additional correspondence received after the circulation of the agenda

(12)	SSDC	Precept – 2 nd Half £69,750.00	BP
(13)	SSDC	Play & Youth Facilities – Liability Concerns	BP
(14)	Stanchester School	Invitation – Open Morning 14/10/16	C
(15)	Vaux Bros	Rent Cheque	BP
(16)	Grant Thornton	Audit Return – 31 st March 2016	BP
(17)	VOA	Questionnaire Request – Village Market	BP
(18)	Huish Episcopi	Fundraising - Swimming Pool	C
(19)	Cllr C Le Hardy	Town & Parish Council Brief – September 2016	C
(20)	Mr C Clarke	CLT Development	C
(21)	Mr R Freeman	CLT Development	C

30.13 Other Business referred to the Clerk

The Parish Clerk Mr Poole handed to the chairman a letter which indicated that he would be resigning as the Parish Clerk with effect from the 31st December 2016. However he stated that there was a caveat to that decision on the basis that if matters that were concerning him vastly improved he would gladly withdraw the resignation

30.14 Date of next Meeting – Open Spaces and Planning Committee – Monday 7th November 2016 Parish Council Meeting – Monday 7th November 2016